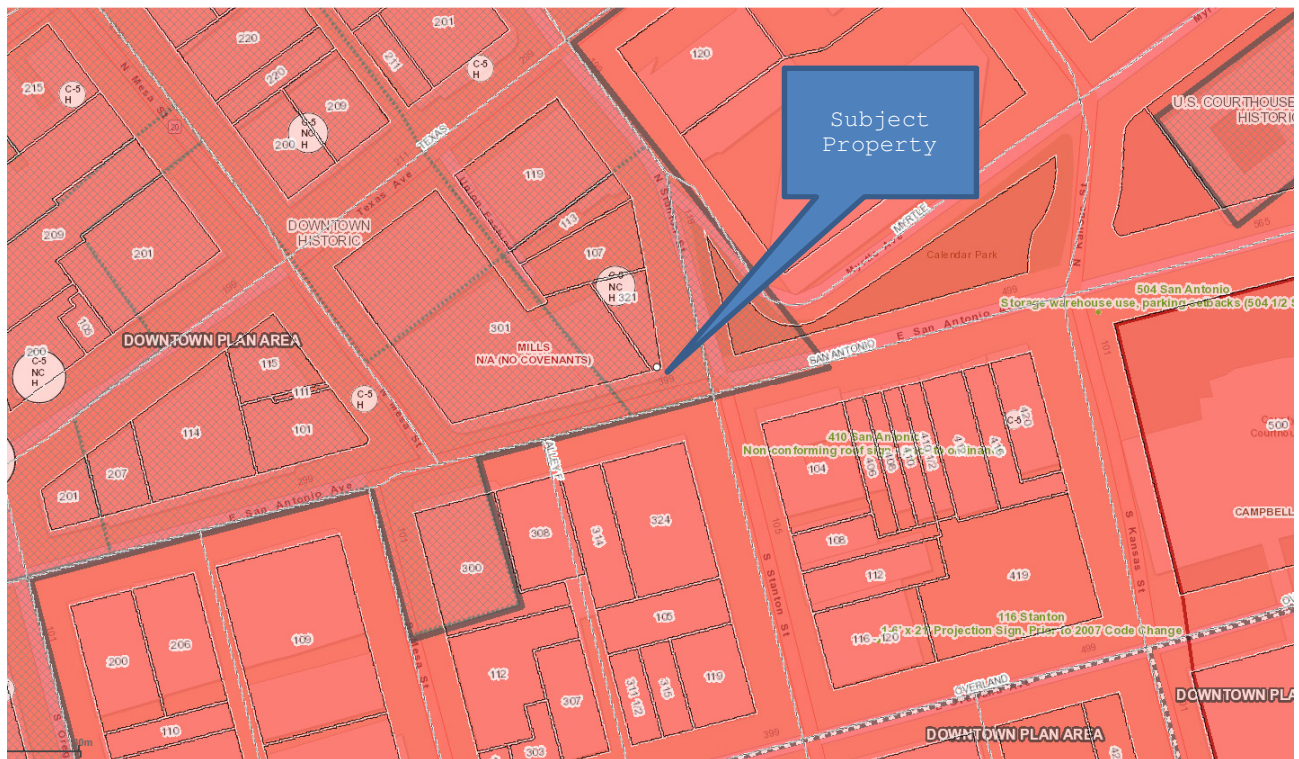




PHAP18-00008

Date: March 19, 2018
Application Type: Certificate of Appropriateness
Property Owner: Yung Po Liu
Representative: The Edge Contractors
Legal Description: 12 Mills 8.87 ft. on San Antonio 100 ft. on w 54.44
Ft on n 93.03 ft. on Stanton (3222.11 sq. ft.), City of El Paso, El Paso
County, Texas
Historic District: Downtown
Location: 321 E. San Antonio Avenue
Representative District: #8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: 1969
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the alteration of the storefronts and
exterior wall texture
Application Filed: 3/9/2018
45 Day Expiration: 4/16/2018

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the alteration of the storefronts and exterior wall texture

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- *New construction should be compatible with existing historic materials and construction details.*
- *Although a variety of different storefront styles exist within the historic district, the following guidelines are flexible in that they focus towards all storefronts in general: Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that: The design complements the architectural style of the façade and the surrounding area. Entry doors complement the structure's architectural style.*
- *The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.*
- *Generally, windows constitute the major element in creating the character of a building. A window's shape, size, placement and decorative trim are important contributing elements of a building's character. Consequently, windows should be preserved and protected against drastic alteration such as boarding or blocking up.*
- *Windows beyond repair should be replaced to maintain the appearance of the original windows.*
- *Replacement windows should match the same size of the original. In other words, new windows should fill the entire space. The practice of "blocking up" and/or "blocking down" existing window openings to fit a smaller standard size window should be avoided.*
- *Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided. The same is true for any reflective-type window screening.*
- *Non-contributing buildings may use materials which are compatible in texture and color with the predominant materials in neighboring landmarks or contributing buildings.*
- *Retain existing masonry and mortar if possible. If masonry must be replaced, match old material with new material as closely as possible (size, color, texture, etc.).*
- *Retain original color and texture of masonry when possible.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

AERIAL MAP



Proposed: TENANT IMPROVEMENT PLAN

Owner: Sunny World Group
Address: 321 San Antonio Ave.

EL PASO, TEXAS 79901

New genera

Desing, Drafting Studio

UNIVERSITY OF BIRMINGHAM

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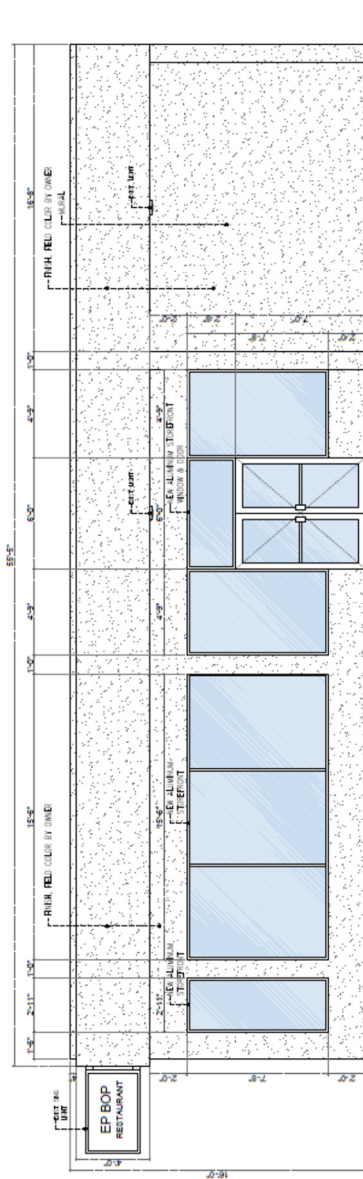
EP BOP
RESTAURANT

Cost	Unit
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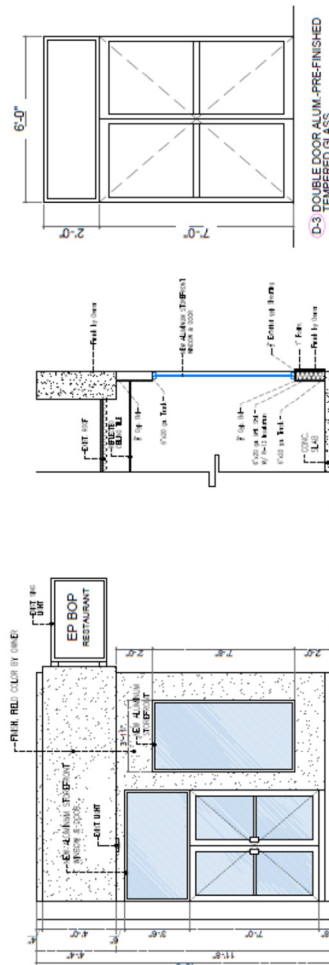
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Elevation Plan



Earth Elevation



South Elevation

Section

0-3 DOUBLE DOOR ALUM.-PRE-FINISHED
TEMPERED GLASS

